



# Residential Fencing

This handout is to summarize the requirements for the installation or replacement of a fence. This does not include retaining walls or concrete/masonry walls. It is important to become familiar with the regulations prior to installation to ensure the fence type and location are satisfactory. Please contact the Clayton Community Development Department with questions at **(925) 673-7300** or see Clayton Municipal Code Section 17.36.075 – Fencing Standards for more details.



## HEIGHT MAXIMUMS\*

Front Yard: 30" within 10' of front property line. 6' in remaining front yard setback.

Interior Side and Rear Yard: 6' on property lines or within interior side and rear setbacks.

Exterior Side: 6' on an exterior side property line or at the public right-of-way line.

Corner Lot: 30" within the clear vision zone which consists of a triangular area from the intersection of 35' tangents from the front and exterior side property lines.

Driveway: 30" on either side of a driveway within triangular areas formed from the edge of the driveway, the property line, and a line joining points on each

Exceptions: A 7' fence can be constructed in a rear or side setback with approval of an Administrative Use Permit.

\*These standards are shown in Figure 1.

## MATERIALS

Fences shall not be constructed with barbed wire or other sharp materials or be electrified. Lattice is included in the overall height.

## PERMITS

A building permit is only required for fences over 7' and retaining walls over 36". Contact your homeowners association to determine if private covenants regulate fences in your neighborhood.

## PUBLIC RIGHT-OF-WAY

No structures (fences, retaining walls, etc.) are allowed to be located in the public right-of-way. The right-of-way is City-owned property and generally includes the street, sidewalk, utilities, and landscaped areas. The right-of-way can extend past the curb and/or sidewalk (typically 5') into the landscaped area. The typical 5' width behind the back of sidewalk is only a guide as the right-of-way distance can vary. Existing fence lines cannot be relied upon as an accurate guide to determine the location of the right-of-way.

## LOCATING PROPERTY LINES

Property owners are responsible for locating property lines either by hiring a surveyor or estimating the right-of-way (or property lines).\*\* Contact the City Engineer at (925) 969-8181 to obtain the width of the right-of-way. Then measure the distance from the back of sidewalk to the back of sidewalk. Divide the remaining distance in half and measure that amount from the back of sidewalk towards your property and to the property line (see Figure 2).

\*\*These calculations are an estimate. A boundary survey is the only way to assure accurate locations of property lines.



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